



THE CITY OF AUGUSTA

WILLIAM R. BRIDGEO, CITY MANAGER

To: Mayor and Council
Fr: City Manager Bill Bridgeo
Da: November 28, 2016
Re: Process for construction/renovation of Hartford Street Station

Now that the voters have approved the bond funding for the Hartford Fire Station (headquarters) renovation and expansion project, I would like to bring you up to speed on how I expect the project to proceed. After consultation with Ralph St. Pierre and Chief Audette, we all believe that the most cost-effective and efficient way to proceed with this project is to utilize what is known as a "design-build" approach. This differs from a more traditional (at least in local government) design-bid-build approach in that the project owner (us) initially solicits requests for qualifications from teams of architects/builders, which is open to any and all architects and builders who wish to be considered. Upon receipt of these submissions, the owner selects a manageable number of teams to invite to prepare and submit a total project bid package for final design and construction of the project. Typically, the low bidder is awarded the job, the owner retains an owner's representative to oversee the project on a daily basis, and work proceeds within a timeframe laid out in the project contract and for the fixed price offered by the design build team.

This process is a variation of the construction management approach that we used last year for the library renovation and expansion project. There we had a separate contract with our long-standing library architect Johnson/Roberts Associates and with our construction management firm (JF Scott) who were the builder. Although in the end the project was finished ahead of schedule and under budget, we came to appreciate that it could have proceeded more efficiently had there been an already established professional relationship between the architect and the builder.

The design-build methodology is very common and used very successfully in the construction industry. It is allowed under our procurement ordinance. Just as we very successfully employed the consultant services of our retained engineering firm of Woodward and Curran to assist in the preliminary stages of drafting an RFQ solicitation and evaluating the responses to subsequent RFP's on the library project, so too will we be contracting with Woodward and Curran (specifically John Brockington who did such a great job assisting us in the library project) to do the same for this project. Woodward and Curran's fee for their services will be \$13,480 a very modest outlay to ensure that this \$6 million project gets off on the right footing.

The size of this project should allow a number of local firms to compete for the work. (I have already had the chance to speak to representatives of two well-known local firms who've both indicated they will

want to participate in the process.) We will also emphasize our desire to see local sub-contractors given the opportunity to be involved as well.

Chief Audette – who has done a great job as our owner's representative on the North Augusta fire station currently under construction – has agreed to serve in the same capacity for this project. That's important for a number of reasons, not the least of which is that this project will involve continuous occupancy by the Fire Department of the station while it is being renovated and expanded. That will have operational impacts that the Chief will be uniquely suited to manage.

This long awaited capital improvement project is an exciting step forward for our city. It is the culmination of a decade of planning and incremental investment in our public safety capacity. It is exciting to be a part of it.

Although no further Council action is necessary to proceed, because of the size and scope of the project I want to ensure that you are comfortable with how we plan to proceed so I'm including a discussion of it on the informational meeting agenda of December 8th.

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

Memo

To: City Council
William Bridgeo, City Manager

From: Matt Nazar, Director of Development Services

Date: December 5, 2016

Re: Discontinuance of St. Andrews Street

St. Andrews Street has one property owner (Kennebec Community Church) that owns about all of the frontage on the street, with the exception of City frontage for Cony High School at the end of the street, and is the only user that accesses their property from St. Andrews Street. They have requested that the street be discontinued and made private. City staff members have reviewed this request and do not have any concerns with it.

The attached map shows the areas owned by the city of Augusta and the area that is officially designated as St. Andrews Street. In order for the city to completely divest itself of St. Andrews Street and adjacent city owned land, the city would need to discontinue St. Andrews Street and could award damages for the discontinuance in the form of the adjacent city owned land. That would transfer the city owned land to the Kennebec Community Church and discontinue St. Andrews Street, which would then revert to Kennebec Community Church. It would need to be clear that the Kennebec Community Church would also accept responsibility for the street lighting that is on St. Andrews Street. And finally, the city would need to retain a utility easement for the water line that feeds Cony High School that run under St. Andrews Street.

In the November 7, 2016, memo I wrote, I stated that the owner on the corner needed to be notified as they also had frontage on St. Andrews Street. After further research, it was discovered that they do not have frontage on St. Andrews Street, due to there being a 5 foot wide strip of City owned land between them and the accepted street. Therefore, that owner was not notified of the discontinuance, as it will have no legal effect on their property.

ROCKY GASLIN AND JEANNINE DULAC
BOOK 11156-8-PAGE 73
TXN MAP 10 LOT 18C

CERTIFICATION:

To the best of my knowledge, information, and belief, and in my professional opinion, this survey conforms to the Standards of Practice promulgated by the Maine Board of Licensure for Professional Land Surveyors.

MATTHE LOVERING
BOOK 12153-PAGE 300
TXN MAP 63 LOT 21

Green Areas are City owned land, never accepted as a city street
Yellow Area is City owned land never accepted as a city street
Purple area is the area accepted by City Council as St. Andrews Street

